



BEECH COURT, VICTORIA GARDENS, NEWBURY, RG14 1EY

£1,100 per month*

Carter Jonas

Top floor 2 bedroom apartment in the centre of town, tucked away in a quiet cul de sac location.

Communal hallway, with stairs leading to the second floor where there is the entrance to the apartment. Hallway which leads to a good-sized sitting/dining room with two windows allowing plenty of light, kitchen with built-in oven and hob, freestanding washing/drying machine, and a fridge freezer. The property offers a good-sized main bedroom, again with two windows allowing plenty of light, a second bedroom which is ideal as a home office and a smart newly refitted bathroom with a shower over the bath.

There are gardens for all residents to enjoy, and private parking with one allocated space and ample visitor's spaces.

Mains water, electricity and drainage, electric heating via newly installed electric radiator panels. Available for an initial 12 month tenancy. EPC Rating C. Council Tax Band C (West Berks Government website for current cost). Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

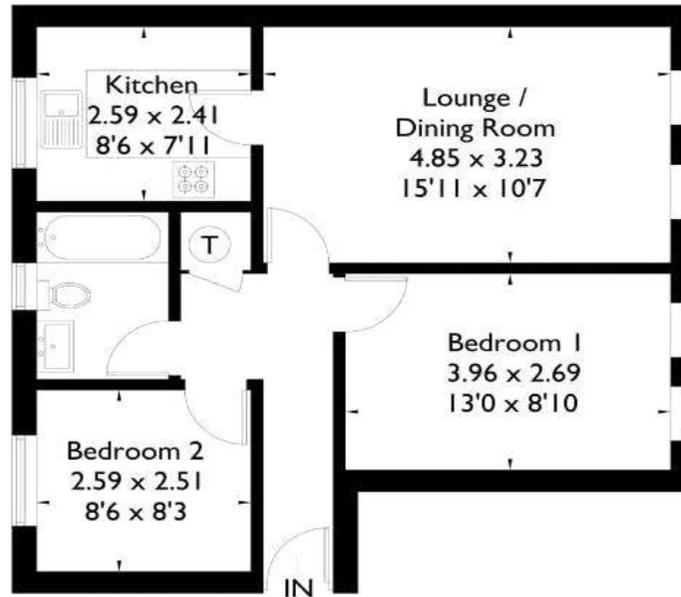
Please note that the owner of this property is connected to a Partner of Carter Jonas

At a rent of £1100 per calendar month: Holding deposit of 1 week's rent = £253.00, Security deposit of 5 weeks rent = £1269.00

- Council Tax Band = C
- Deposit Required = £1,269.00
- Long Let
- 2 BEDROOMS
- 1 RECEPTION
- BATHROOM WITH SHOWER
- RESIDENTS PARKING
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Approximate Gross Internal Area
52.0 sq m / 560 sq ft



Job Ref: 159893
Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.



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Classification L2 - Business Data

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